



**Kings Road, Haslemere, Surrey, GU27 2QG**  
**Price Guide £465,000 Freehold**

CLARKE  GAMMON  
1919

## 77 KINGS ROAD HASLEMERE SURREY GU27 2QG

Beautiful period end terrace cottage

Two double bedrooms

Refitted Kitchen

Sitting room with oak floor and woodburner

Off street parking with Type 2 EV fast charger

Modernised and well presented

Loft room & new front porch in 2024

Modern 1st floor bathroom

Dining room with decorative wood burner

Landscaped garden with decking and terracing



**A beautifully presented character  
end of terrace two bedroom  
cottage, conveniently positioned  
for local amenities, shops and  
Haslemere station.**

### THE PROPERTY

This lovely period cottage has been carefully modernised keeping all its charm and character intact and benefits from its end of terrace position with off street parking for two cars. The cottage has cream painted rendered elevations complemented by an attractive brick porch with modern double glazed sash windows at the front and double glazed units elsewhere. The kitchen and first floor bathroom have been thoughtfully refitted and the cosy front aspect sitting room was refurbished to a high standard in 2024, with beautiful oak parquet flooring, built in shelving and has a log burner, installed in 2017. The dining room has a fireplace and decorative wood burner along with double doors to the rear garden and attractive period style floor tiles which continue into the kitchen where there is underfloor heating. On the first floor is a generously sized main bedroom and 2nd bedroom, both having built in wardrobes and natural finished pine doors. Above is a useful, fully boarded loft room which has power, light, radiator and a Velux window.



## THE GROUNDS

Directly off Kings Road is the drive and parking for two cars with a Type 2 EV fast charger. Steps then lead up to the lawned front garden and entrance area. A covered passageway leads to the rear garden that has been thoughtfully landscaped to create a number of level terraces creating seating and dining areas and a brick paved bbq area, that take advantage of the view. There is a wooden bike store, small wooden storage shed and a larger wooden shed at the top of the garden.

## SITUATION

The property is in an excellent position within a short walk of Haslemere main line station and a level 0.7 mile walk of the Town Centre. Also within walking distance are the shops and amenities in Weyhill which include Tesco and M & S Foodhall and Haslemere Leisure Centre. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots and Space NK along with boutiques, restaurants, public houses inc The White Horse and Coppa Club. Lythe Hill Hotel on the outskirts of the town has a spa and sports facilities can be found at the leisure centre, recreation ground, Woolmer Hill School and The Edge. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

Main line station - 0.2 miles

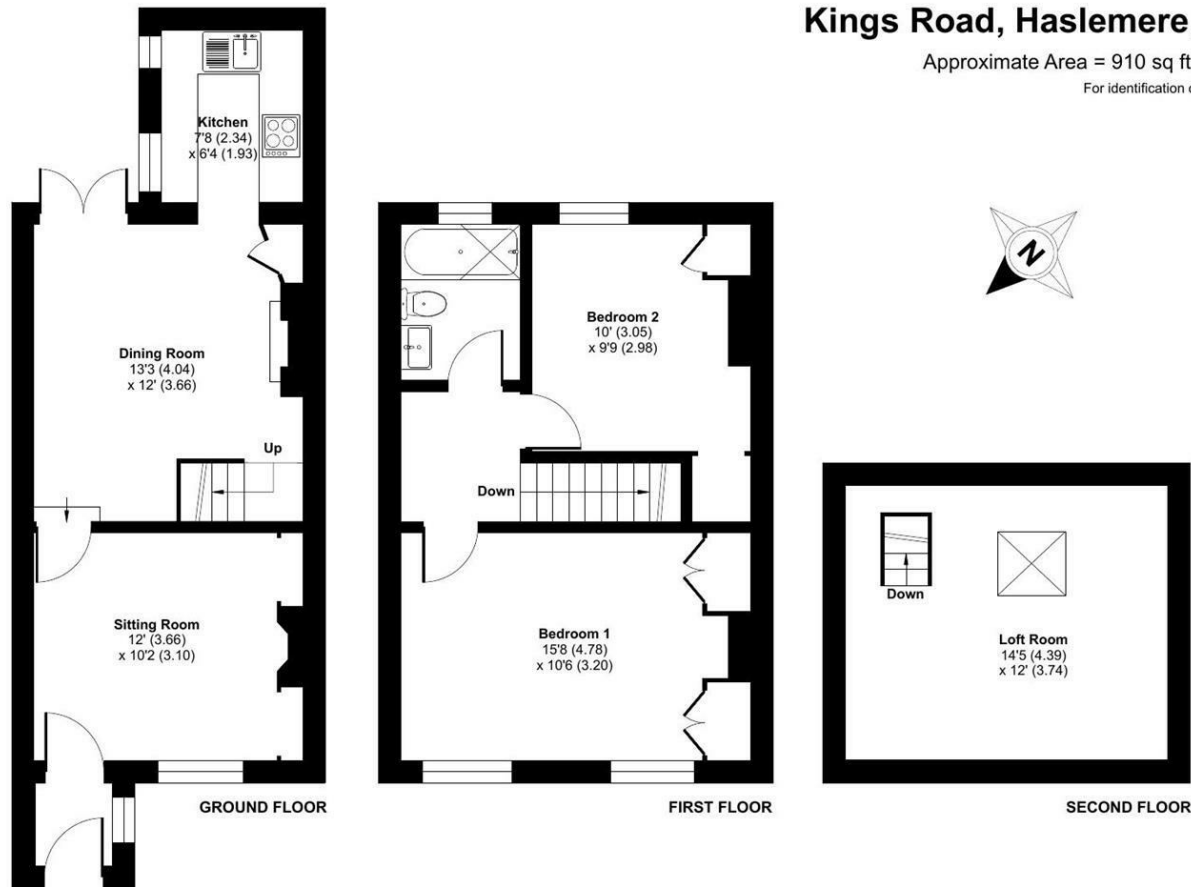
Weyhill shops and amenities - 0.3 miles on foot

Haslemere Leisure Centre - 0.4 miles

High Street and Town Centre - 0.7 miles

A3 access at Hindhead - 3.5 miles

All distances approximate



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Clarke Gammon. REF: 1513901

#### LOCAL AUTHORITY

Waverley Borough Council

#### COUNCIL TAX

Band C

#### SERVICES

Mains water, electricity, mains drainage  
gas central heating

28th September 2026

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 77                      |
| (55-68) <b>D</b>                            | 58      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

#### CG HASLEMERE OFFICE

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#### DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street taking the left hand turning into Kings Road immediately after the pedestrian crossing outside the railway station. No.77 will be found on the left hand side after about 0.2 miles.

#### AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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